HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Winnipeg CMA

Date Released: November 2016

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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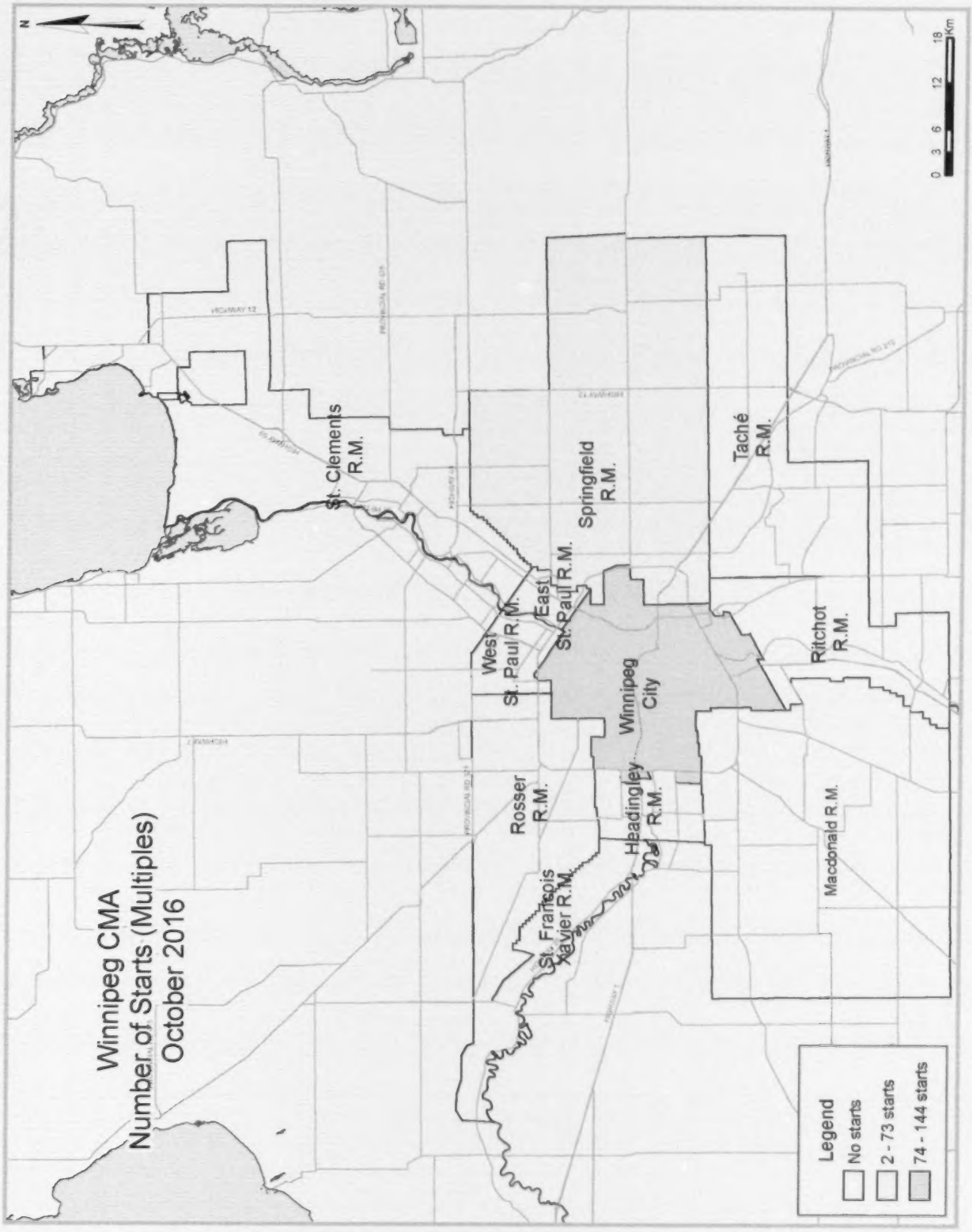
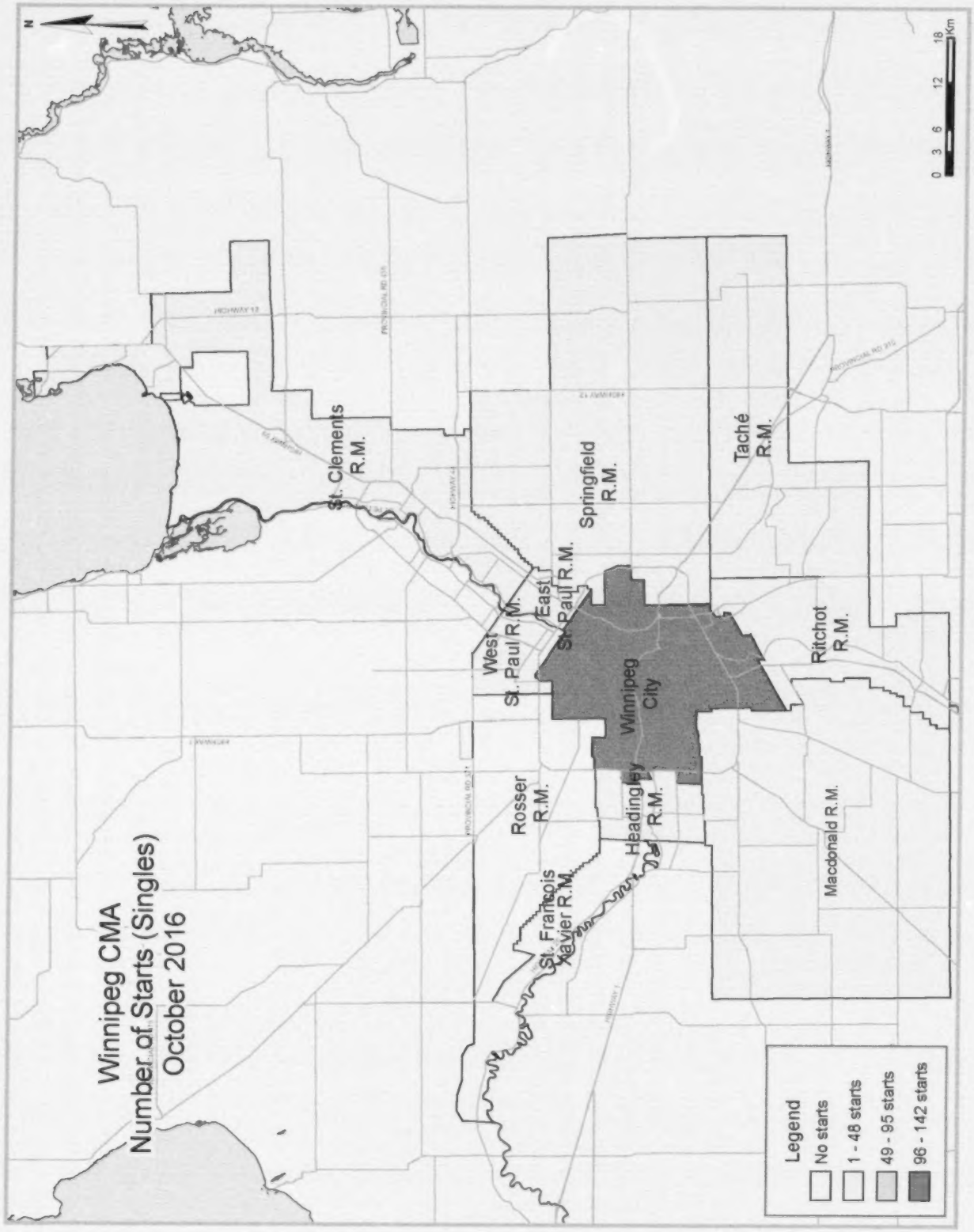
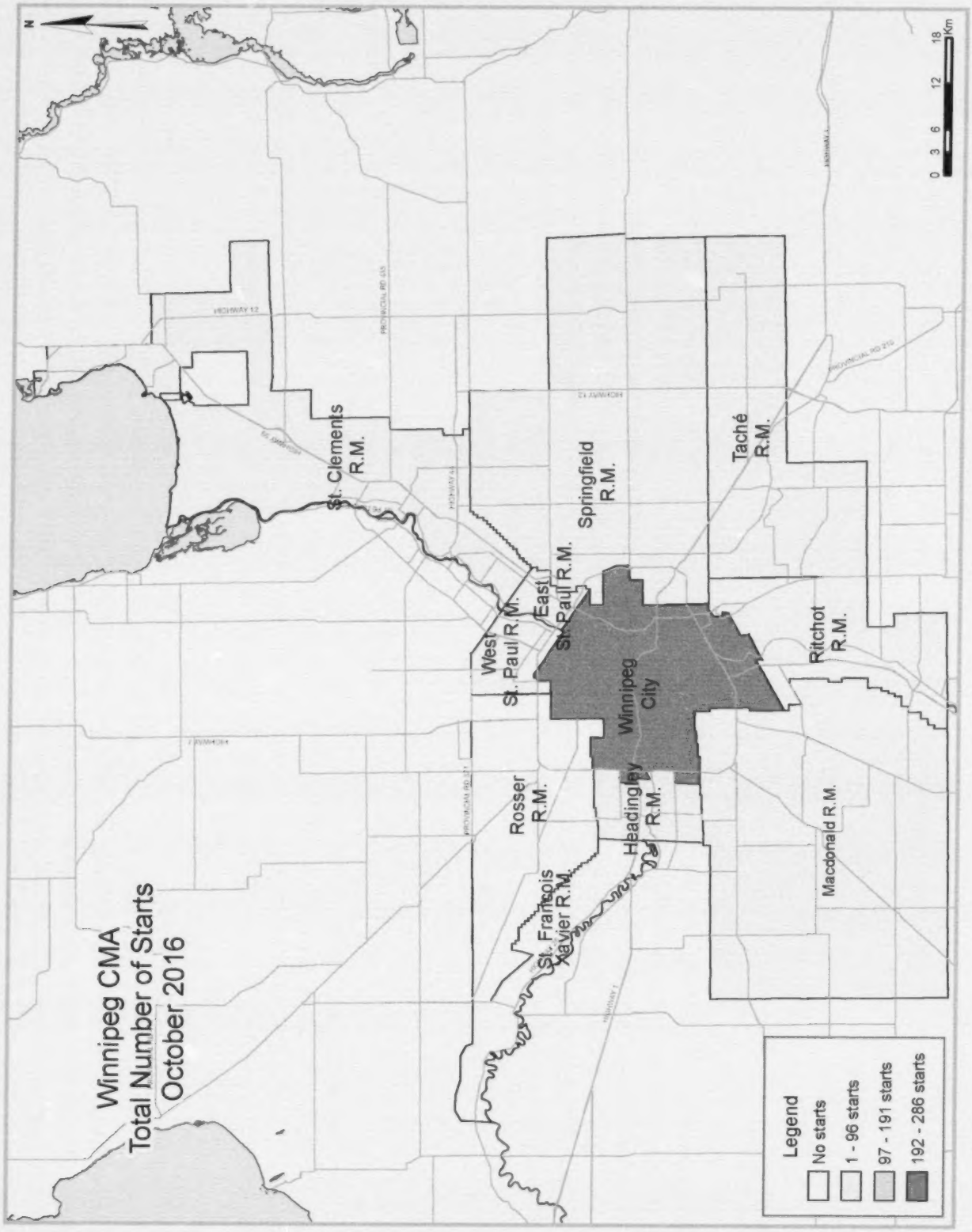
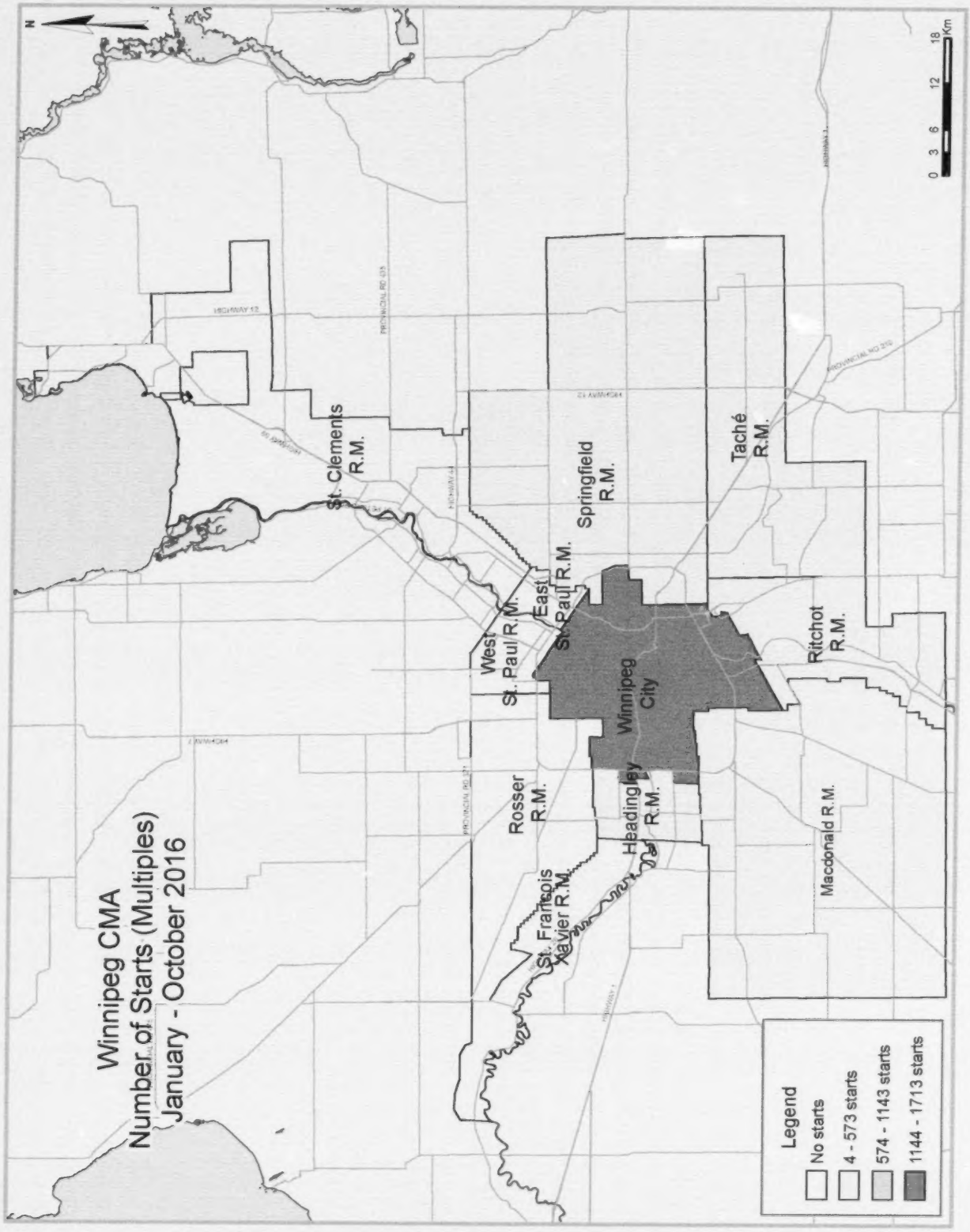
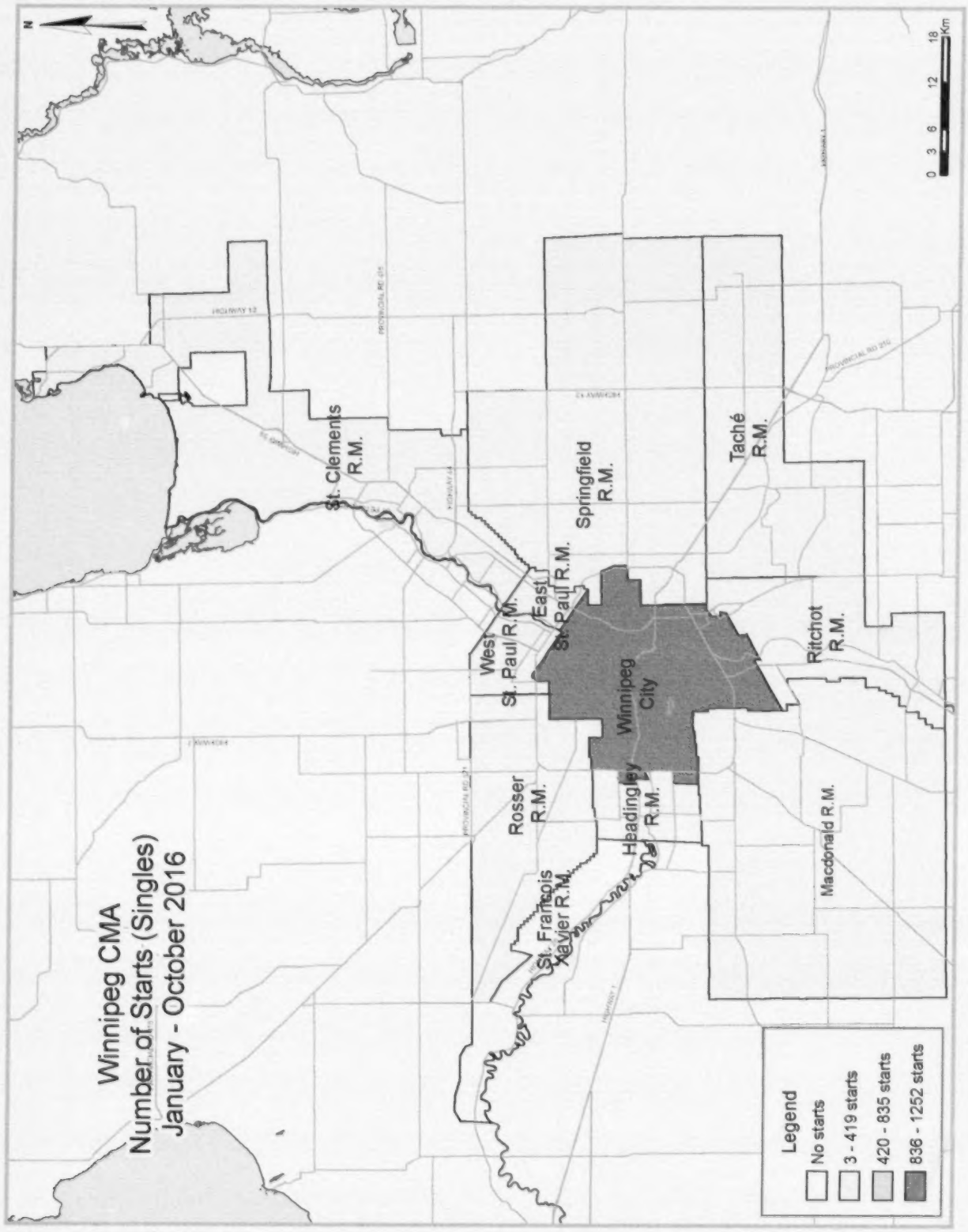
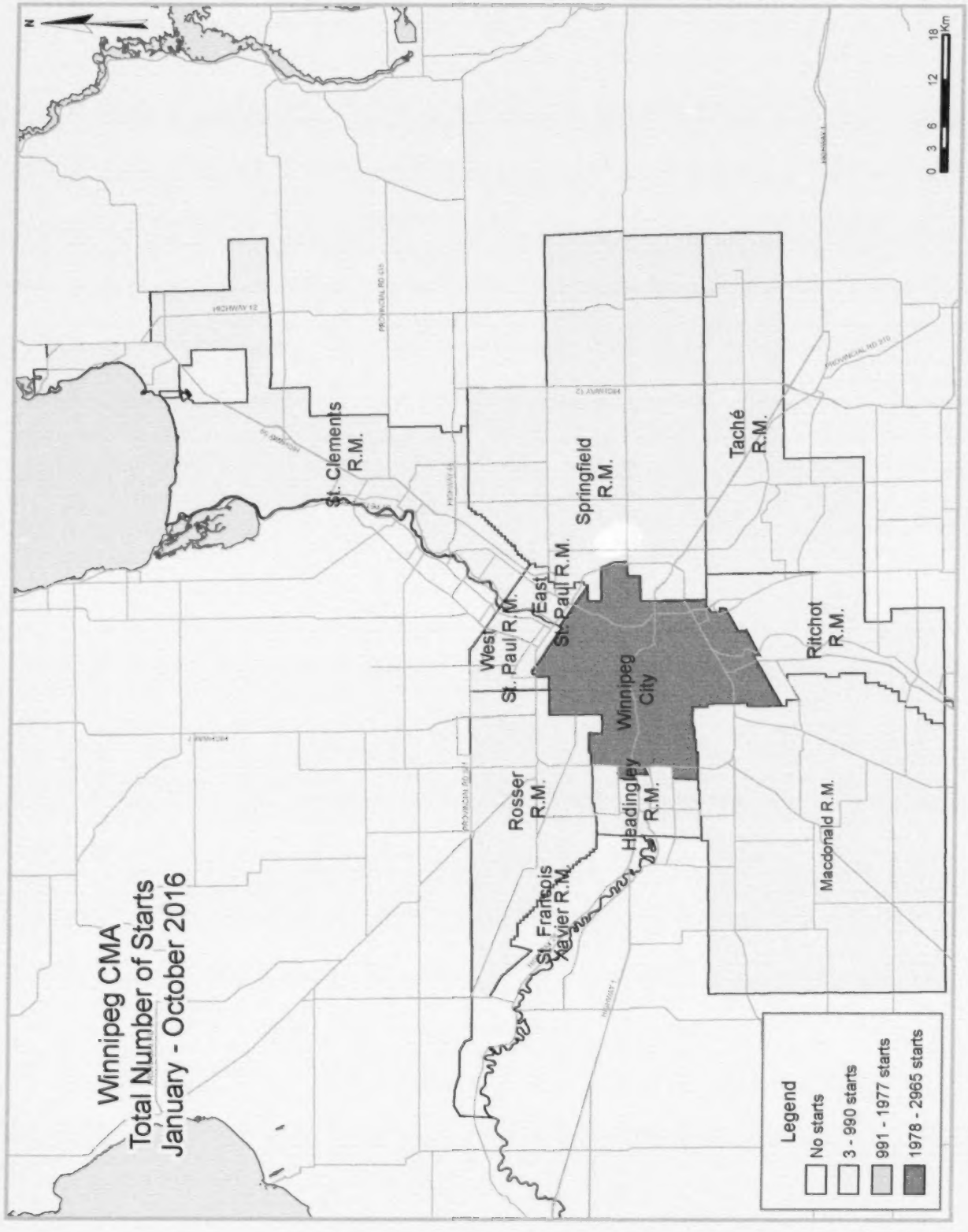

Winnipeg CMA
Number of Starts (Multiples)
October 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 73 starts
74 - 144 starts


Winnipeg CMA
Number of Starts (Singles)
October 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 48 starts
49 - 95 starts
96 - 142 starts


Winnipeg CMA
Total Number of Starts
October 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 96 starts
97 - 191 starts
192 - 286 starts


Winnipeg CMA
Number of Starts (Multiples)
January - October 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
Legend
No starts
4 - 573 starts
574 - 1143 starts
1144 - 1713 starts


Winnipeg CMA
Number of Starts (Singles)
January - October 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
3 - 419 starts
420 - 835 starts
836 - 1252 starts


Winnipeg CMA
Total Number of Starts
January - October 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
3 - 990 starts
991 - 1977 starts
1978 - 2965 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) October 2016		
Winnipeg CMA[1]	September 2016	October 2016
Trend[2]	4,433	4,520
SAAR	4,166	3,979
	October 2015	October 2016
Actual		
October - Single-Detached	151	198
October - Multiples	226	146
October - Total	377	344
January to October - Single-Detached	1,386	1,562
January to October - Multiples	2,474	1,805
January to October - Total	3,860	3,367

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA October 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2016	198	8	0	0	23	48	0	67	344
October 2015	151	44	0	0	8	36	0	138	377
% Change	31.1	-81.8	n/a	n/a	187.5	33.3	n/a	-51.4	-8.8
Year-to-date 2016	1,559	154	7	3	270	393	86	895	3,367
Year-to-date 2015	1,386	194	4	0	216	522	134	1,404	3,860
% Change	12.5	-20.6	75.0	n/a	25.0	-24.7	-35.8	-36.3	-12.8
UNDER CONSTRUCTION									
October 2016	1,148	112	4	4	308	909	72	2,406	4,963
October 2015	1,033	160	8	0	363	1,468	82	1,853	4,967
% Change	11.1	-30.0	-50.0	n/a	-15.2	-38.1	-12.2	29.8	-0.1
COMPLETIONS									
October 2016	143	16	0	4	9	77	7	164	420
October 2015	169	18	0	0	10	100	16	77	390
% Change	-15.4	-11.1	n/a	n/a	-10.0	-23.0	-56.3	113.0	7.7
Year-to-date 2016	1,393	200	4	5	166	386	115	693	2,962
Year-to-date 2015	1,601	120	7	4	169	731	85	592	3,309
% Change	-13.0	66.7	-42.9	25.0	-1.8	-47.2	35.3	17.1	-10.5
COMPLETED & NOT ABSORBED									
October 2016	170	20	0	0	26	233	n/a	n/a	449
October 2015	230	34	3	2	66	267	n/a	n/a	602
% Change	-26.1	-41.2	-100.0	-100.0	-60.6	-12.7	n/a	n/a	-25.4
ABSORBED									
October 2016	141	21	0	4	18	94	n/a	n/a	278
October 2015	165	13	3	0	6	71	n/a	n/a	258
% Change	-14.5	61.5	-100.0	n/a	200.0	32.4	n/a	n/a	7.8
Year-to-date 2016	1,468	216	7	7	223	535	n/a	n/a	2,456
Year-to-date 2015	1,606	87	4	4	180	591	n/a	n/a	2,472
% Change	-8.6	148.3	75.0	75.0	23.9	-9.5	n/a	n/a	-0.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
October 2016	142	6	0	0	23	48	0	67	286
October 2015	122	42	0	0	8	36	0	138	346
East St. Paul R.M.									
October 2016	3	0	0	0	0	0	0	0	3
October 2015	3	0	0	0	0	0	0	0	3
Headingley R.M.									
October 2016	1	0	0	0	0	0	0	0	1
October 2015	0	0	0	0	0	0	0	0	0
MacDonald R.M.									
October 2016	20	0	0	0	0	0	0	0	20
October 2015	2	0	0	0	0	0	0	0	2
Ritchot R.M.									
October 2016	9	0	0	0	0	0	0	0	9
October 2015	2	0	0	0	0	0	0	0	2
Rosser R.M.									
October 2016	0	0	0	0	0	0	0	0	0
October 2015	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
October 2016	5	0	0	0	0	0	0	0	5
October 2015	6	0	0	0	0	0	0	0	6
St. Francois Xavier R.M.									
October 2016	0	0	0	0	0	0	0	0	0
October 2015	0	0	0	0	0	0	0	0	0
Springfield R.M.									
October 2016	9	2	0	0	0	0	0	0	11
October 2015	10	2	0	0	0	0	0	0	12
Tache R.M.									
October 2016	3	0	0	0	0	0	0	0	3
October 2015	2	0	0	0	0	0	0	0	2
West St. Paul R.M.									
October 2016	6	0	0	0	0	0	0	0	6
October 2015	4	0	0	0	0	0	0	0	4
First Nations									
October 2016	0	0	0	0	0	0	0	0	0
October 2015	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
October 2016	198	8	0	0	23	48	0	67	344
October 2015	151	44	0	0	8	36	0	138	377

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
October 2016	901	104	4	1	286	895	58	2,406	4,655
October 2015	758	152	4	0	363	1,468	74	1,853	4,672
East St. Paul R.M.									
October 2016	33	0	0	0	0	0	0	0	33
October 2015	39	0	0	0	0	0	0	0	39
Headingley R.M.									
October 2016	10	0	0	0	7	0	14	0	31
October 2015	12	0	0	0	0	0	0	0	12
MacDonald R.M.									
October 2016	42	0	0	3	8	0	0	0	53
October 2015	25	0	0	0	0	0	0	0	25
Ritchot R.M.									
October 2016	39	2	0	0	0	14	0	0	55
October 2015	19	2	0	0	0	0	6	0	27
Rosser R.M.									
October 2016	1	0	0	0	0	0	0	0	1
October 2015	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
October 2016	26	0	0	0	0	0	0	0	26
October 2015	49	0	0	0	0	0	0	0	49
St. Francois Xavier R.M.									
October 2016	0	0	0	0	0	0	0	0	0
October 2015	1	0	0	0	0	0	0	0	1
Springfield R.M.									
October 2016	37	6	0	0	3	0	0	0	46
October 2015	51	6	0	0	0	0	2	0	59
Tache R.M.									
October 2016	27	0	0	0	4	0	0	0	31
October 2015	24	0	4	0	0	0	0	0	28
West St. Paul R.M.									
October 2016	32	0	0	0	0	0	0	0	32
October 2015	54	0	0	0	0	0	0	0	54
First Nations									
October 2016	0	0	0	0	0	0	0	0	0
October 2015	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
October 2016	1,148	112	4	4	308	909	72	2,406	4,963
October 2015	1,033	160	8	0	363	1,468	82	1,853	4,967

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
October 2016	100	14	0	0	9	77	0	164	364
October 2015	136	18	0	0	10	70	16	77	327
East St. Paul R.M.									
October 2016	3	0	0	0	0	0	0	0	3
October 2015	1	0	0	0	0	0	0	0	1
Headingley R.M.									
October 2016	3	0	0	0	0	0	7	0	10
October 2015	1	0	0	0	0	0	0	0	1
Macdonald R.M.									
October 2016	5	0	0	4	0	0	0	0	9
October 2015	3	0	0	0	0	0	0	0	3
Ritchot R.M.									
October 2016	6	2	0	0	0	0	0	0	8
October 2015	8	0	0	0	0	30	0	0	38
Rosser R.M.									
October 2016	0	0	0	0	0	0	0	0	0
October 2015	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
October 2016	11	0	0	0	0	0	0	0	11
October 2015	6	0	0	0	0	0	0	0	6
St. Francois Xavier R.M.									
October 2016	0	0	0	0	0	0	0	0	0
October 2015	0	0	0	0	0	0	0	0	0
Springfield R.M.									
October 2016	9	0	0	0	0	0	0	0	9
October 2015	6	0	0	0	0	0	0	0	6
Tache R.M.									
October 2016	3	0	0	0	0	0	0	0	3
October 2015	3	0	0	0	0	0	0	0	3
West St. Paul R.M.									
October 2016	3	0	0	0	0	0	0	0	3
October 2015	5	0	0	0	0	0	0	0	5
First Nations									
October 2016	0	0	0	0	0	0	0	0	0
October 2015	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
October 2016	143	16	0	4	9	77	7	164	420
October 2015	169	18	0	0	10	100	16	77	390

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
October 2016	136	12	0	0	25	219	n/a	n/a	392
October 2015	175	28	0	2	64	216	n/a	n/a	485
East St. Paul R.M.									
October 2016	3	0	0	0	0	0	n/a	n/a	3
October 2015	4	0	0	0	0	0	n/a	n/a	4
Headingley R.M.									
October 2016	2	0	0	0	0	0	n/a	n/a	2
October 2015	2	0	0	0	0	0	n/a	n/a	2
MacDonald R.M.									
October 2016	9	0	0	0	0	0	n/a	n/a	9
October 2015	18	0	0	0	0	0	n/a	n/a	18
Ritchot R.M.									
October 2016	3	0	0	0	0	5	n/a	n/a	8
October 2015	12	1	0	0	2	35	n/a	n/a	50
Rosser R.M.									
October 2016	0	0	0	0	0	0	n/a	n/a	0
October 2015	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
October 2016	3	0	0	0	0	0	n/a	n/a	3
October 2015	3	0	0	0	0	0	n/a	n/a	3
St. Francois Xavier R.M.									
October 2016	1	0	0	0	0	0	n/a	n/a	1
October 2015	1	0	0	0	0	0	n/a	n/a	1
Springfield R.M.									
October 2016	6	8	0	0	1	0	n/a	n/a	15
October 2015	8	5	3	0	0	0	n/a	n/a	16
Tache R.M.									
October 2016	5	0	0	0	0	9	n/a	n/a	14
October 2015	5	0	0	0	0	16	n/a	n/a	21
West St. Paul R.M.									
October 2016	2	0	0	0	0	0	n/a	n/a	2
October 2015	2	0	0	0	0	0	n/a	n/a	2
First Nations									
October 2016	0	0	0	0	0	0	n/a	n/a	0
October 2015	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
October 2016	170	20	0	0	26	233	n/a	n/a	449
October 2015	230	34	3	2	66	267	n/a	n/a	602

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
October 2016	102	19	0	0	17	94	n/a	n/a	232
October 2015	134	11	0	0	4	52	n/a	n/a	201
East St. Paul R.M.									
October 2016	2	0	0	0	0	0	n/a	n/a	2
October 2015	1	0	0	0	0	0	n/a	n/a	1
Headingley R.M.									
October 2016	2	0	0	0	0	0	n/a	n/a	2
October 2015	1	0	0	0	0	0	n/a	n/a	1
MacDonald R.M.									
October 2016	5	0	0	4	0	0	n/a	n/a	9
October 2015	5	0	0	0	2	0	n/a	n/a	7
Ritchot R.M.									
October 2016	5	2	0	0	0	0	n/a	n/a	7
October 2015	5	1	0	0	0	7	n/a	n/a	13
Rosser R.M.									
October 2016	0	0	0	0	0	0	n/a	n/a	0
October 2015	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
October 2016	11	0	0	0	0	0	n/a	n/a	11
October 2015	4	0	0	0	0	0	n/a	n/a	4
St. Francois Xavier R.M.									
October 2016	0	0	0	0	0	0	n/a	n/a	0
October 2015	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
October 2016	8	0	0	0	1	0	n/a	n/a	9
October 2015	7	1	0	0	0	0	n/a	n/a	8
Tache R.M.									
October 2016	3	0	0	0	0	0	n/a	n/a	3
October 2015	3	0	3	0	0	12	n/a	n/a	18
West St. Paul R.M.									
October 2016	3	0	0	0	0	0	n/a	n/a	3
October 2015	5	0	0	0	0	0	n/a	n/a	5
First Nations									
October 2016	0	0	0	0	0	0	n/a	n/a	0
October 2015	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
October 2016	141	21	0	4	18	94	n/a	n/a	278
October 2015	165	13	3	0	6	71	n/a	n/a	258

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Winnipeg CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,648	246	4	1	272	578	154	1,497	4,400
% Change	-12.0	108.5	-42.9	-75.0	-28.8	-52.2	**	147.8	3.6
2014	1,872	118	7	4	382	1,210	51	604	4,248
% Change	-15.1	7.3	n/a	-71.4	-8.6	5.1	45.7	-21.9	-9.7
2013	2,204	110	0	14	418	1,151	35	773	4,705
% Change	4.2	61.8	-100.0	0.0	77.9	46.4	n/a	-8.4	15.7
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	% Change
Winnipeg City	142	122	8	42	21	8	115	174	286	346	-17.3
East St. Paul R.M.	3	3	0	0	0	0	0	0	3	3	0.0
Headingley R.M.	1	0	0	0	0	0	0	0	1	0	n/a
MacDonald R.M.	20	2	0	0	0	0	0	0	20	2	**
Ritchot R.M.	9	2	0	0	0	0	0	0	9	2	**
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	5	6	0	0	0	0	0	0	5	6	-16.7
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	9	10	2	2	0	0	0	0	11	12	-8.3
Tache R.M.	3	2	0	0	0	0	0	0	3	2	50.0
West St. Paul R.M.	6	4	0	0	0	0	0	0	6	4	50.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	198	151	10	44	21	8	115	174	344	377	-8.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Winnipeg City	1,252	1,079	156	206	283	324	1,274	1,926	2,965	3,535	-16.1
East St. Paul R.M.	30	33	0	0	0	0	0	0	30	33	-9.1
Headingley R.M.	12	10	0	0	42	0	0	0	54	10	**
MacDonald R.M.	69	45	2	0	6	0	0	0	77	45	71.1
Ritchot R.M.	45	30	4	4	0	0	14	0	63	34	85.3
Rosser R.M.	3	1	0	0	0	0	0	0	3	1	200.0
St. Clements R.M.	31	54	0	0	0	0	0	0	31	54	-42.6
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	55	67	14	10	6	0	0	0	75	77	-2.6
Tache R.M.	35	28	0	0	4	4	0	0	39	32	21.9
West St. Paul R.M.	30	38	0	0	0	0	0	0	30	38	-21.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,562	1,386	176	220	341	328	1,288	1,926	3,367	3,860	-12.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Winnipeg City	21	8	0	0	48	36	67	138
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	21	8	0	0	48	36	67	138

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	232	192	51	132	379	522	895	1,404
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	7	0	35	0	0	0	0	0
MacDonald R.M.	6	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	14	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	6	0	0	0	0	0	0	0
Tache R.M.	4	4	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	255	196	86	132	393	522	895	1,404

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Winnipeg City	148	164	71	44	67	138	286	346
East St. Paul R.M.	3	3	0	0	0	0	3	3
Headingley R.M.	1	0	0	0	0	0	1	0
MacDonald R.M.	20	2	0	0	0	0	20	2
Ritchot R.M.	9	2	0	0	0	0	9	2
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	5	6	0	0	0	0	5	6
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	11	12	0	0	0	0	11	12
Tache R.M.	3	2	0	0	0	0	3	2
West St. Paul R.M.	6	4	0	0	0	0	6	4
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	206	195	71	44	67	138	344	377

Table 2.5: Starts by Submarket and by Intended Market
January - October 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	1,387	1,261	632	738	946	1,536	2,965	3,535
East St. Paul R.M.	30	33	0	0	0	0	30	33
Headingley R.M.	19	10	0	0	35	0	54	10
MacDonald R.M.	67	45	10	0	0	0	77	45
Ritchot R.M.	49	34	14	0	0	0	63	34
Rosser R.M.	3	1	0	0	0	0	3	1
St. Clements R.M.	31	54	0	0	0	0	31	54
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	69	75	6	0	0	2	75	77
Tache R.M.	35	32	4	0	0	0	39	32
West St. Paul R.M.	30	38	0	0	0	0	30	38
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,720	1,584	666	738	981	1,538	3,367	3,860

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	% Change
Winnipeg City	100	136	16	18	7	26	241	147	364	327	11.3
East St. Paul R.M.	3	1	0	0	0	0	0	0	3	1	200.0
Headingley R.M.	3	1	0	0	7	0	0	0	10	1	**
MacDonald R.M.	9	3	0	0	0	0	0	0	9	3	200.0
Ritchot R.M.	6	8	2	0	0	0	0	30	8	38	-78.9
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	11	6	0	0	0	0	0	0	11	6	83.3
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	9	6	0	0	0	0	0	0	9	6	50.0
Tache R.M.	3	3	0	0	0	0	0	0	3	3	0.0
West St. Paul R.M.	3	5	0	0	0	0	0	0	3	5	-40.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	147	169	18	18	14	26	241	177	420	390	7.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Winnipeg City	1,085	1,210	242	102	190	241	1,079	1,249	2,596	2,802	-7.4
East St. Paul R.M.	32	37	0	0	0	0	0	0	32	37	-13.5
Headingley R.M.	16	19	0	0	21	0	0	0	37	19	94.7
MacDonald R.M.	53	57	0	0	0	4	0	0	53	61	-13.1
Ritchot R.M.	22	43	4	4	6	0	0	44	32	91	-64.8
Rosser R.M.	3	2	0	0	0	0	0	0	3	2	50.0
St. Clements R.M.	60	56	0	0	0	0	0	0	60	56	7.1
St. Francois Xavier R.M.	1	9	0	0	0	0	0	0	1	9	-88.9
Springfield R.M.	64	83	14	22	3	3	0	0	81	108	-25.0
Tache R.M.	27	52	0	0	4	4	0	30	31	86	-64.0
West St. Paul R.M.	36	38	0	0	0	0	0	0	36	38	-5.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,399	1,606	260	128	224	252	1,079	1,323	2,962	3,309	-10.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Winnipeg City	7	10	0	16	77	70	164	77
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	7	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	30	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	7	10	7	16	77	100	164	77

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	111	163	79	78	386	657	693	592
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	21	0	0	0	0	0
MacDonald R.M.	0	4	0	0	0	0	0	0
Ritchot R.M.	0	0	6	0	0	44	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	3	3	0	0	0	0	0	0
Tache R.M.	4	4	0	0	0	30	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	118	174	106	78	386	731	693	592

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Winnipeg City	114	154	86	80	164	93	364	327
East St. Paul R.M.	3	1	0	0	0	0	3	1
Headingley R.M.	3	1	0	0	7	0	10	1
MacDonald R.M.	5	3	4	0	0	0	9	3
Ritchot R.M.	8	8	0	30	0	0	8	38
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	11	6	0	0	0	0	11	6
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	9	6	0	0	0	0	9	6
Tache R.M.	3	3	0	0	0	0	3	3
West St. Paul R.M.	3	5	0	0	0	0	3	5
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	159	187	90	110	171	93	420	390

Table 3.5: Completions by Submarket and by Intended Market
January - October 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	1,267	1,301	550	826	779	675	2,596	2,802
East St. Paul R.M.	32	37	0	0	0	0	32	37
Headingley R.M.	16	19	0	0	21	0	37	19
MacDonald R.M.	49	57	4	4	0	0	53	61
Ritchot R.M.	26	47	0	44	6	0	32	91
Rosser R.M.	3	2	0	0	0	0	3	2
St. Clements R.M.	60	56	0	0	0	0	60	56
St. Francois Xavier R.M.	1	9	0	0	0	0	1	9
Springfield R.M.	76	106	3	0	2	2	81	108
Tache R.M.	31	56	0	30	0	0	31	86
West St. Paul R.M.	36	38	0	0	0	0	36	38
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,597	1,728	557	904	808	677	2,962	3,309

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
October 2016	20	20.6	27	27.8	24	24.7	6	6.2	20	20.6	97	-	455,768
October 2015	34	26.6	31	24.2	29	22.7	8	6.3	26	20.3	128	400,000	441,617
Year-to-date 2016	242	21.8	370	33.4	209	18.9	121	10.9	166	15.0	1,108	397,500	421,311
Year-to-date 2015	255	21.4	290	24.4	217	18.3	181	15.2	246	20.7	1,189	400,000	438,604
East St. Paul R.M.													
October 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	21	100.0	21	-	655,001
Headingley R.M.													
October 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	2	33.3	0	0.0	4	66.7	6	-	-
Year-to-date 2015	0	0.0	2	13.3	0	0.0	2	13.3	11	73.3	15	-	609,975
MacDonald R.M.													
October 2016	6	66.7	0	0.0	1	11.1	0	0.0	2	22.2	9	-	348,159
October 2015	1	25.0	0	0.0	1	25.0	2	50.0	0	0.0	4	-	419,628
Year-to-date 2016	11	19.6	0	0.0	13	23.2	7	12.5	25	44.6	56	-	477,412
Year-to-date 2015	14	26.9	0	0.0	5	9.6	22	42.3	11	21.2	52	-	439,664
Ritchot R.M.													
October 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
October 2015	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2016	1	7.1	11	78.6	0	0.0	0	0.0	2	14.3	14	-	-
Year-to-date 2015	14	53.8	10	38.5	1	3.8	0	0.0	1	3.8	26	-	338,713
Rosser R.M.													
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
St. Clements R.M.													
October 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	5	62.5	1	12.5	0	0.0	1	12.5	1	12.5	8	-	-
Year-to-date 2015	6	37.5	2	12.5	3	18.8	1	6.3	4	25.0	16	-	-
St. Francois Xavier R.M.													
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	5	83.3	0	0.0	0	0.0	1	16.7	0	0.0	6	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
October 2016	0	0.0	1	16.7	2	33.3	1	16.7	2	33.3	6	-	454,133
October 2015	0	0.0	1	25.0	2	50.0	1	25.0	0	0.0	4	-	423,125
Year-to-date 2016	4	12.1	6	18.2	14	42.4	2	6.1	7	21.2	33	-	432,555
Year-to-date 2015	16	32.0	9	18.0	11	22.0	6	12.0	8	16.0	50	-	410,924
Tache R.M.													
October 2016	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	-	-
October 2015	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2016	10	58.8	6	35.3	1	5.9	0	0.0	0	0.0	17	-	-
Year-to-date 2015	8	50.0	4	25.0	1	6.3	0	0.0	3	18.8	16	-	344,975
West St. Paul R.M.													
October 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
October 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	0	0.0	2	20.0	1	10.0	0	0.0	7	70.0	10	-	600,000
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	6.7	14	93.3	15	-	662,500
First Nations													
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Winnipeg CMA													
October 2016	28	23.1	30	24.8	29	24.0	7	5.8	27	22.3	121	-	450,699
October 2015	37	25.9	36	25.2	32	22.4	11	7.7	27	18.9	143	400,000	437,967
Year-to-date 2016	273	21.5	396	31.2	240	18.9	131	10.3	228	18.0	1,268	400,000	427,772
Year-to-date 2015	318	22.6	317	22.5	238	16.9	214	15.2	319	22.7	1,406	415,000	441,199

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units October 2016						
Submarket	Oct 2016	Oct 2015	% Change	YTD 2016	YTD 2015	% Change
Winnipeg City	455,768	441,617	3.2	421,311	438,604	-3.9
East St. Paul R.M.	-	-	n/a	-	655,001	n/a
Headingley R.M.	-	-	n/a	-	609,975	n/a
MacDonald R.M.	348,159	419,628	-17.0	477,412	439,664	8.6
Ritchot R.M.	-	-	n/a	-	338,713	n/a
Rosser R.M.	-	-	n/a	-	-	n/a
St. Clements R.M.	-	-	n/a	-	-	n/a
St. Francois Xavier R.M.	-	-	n/a	-	-	n/a
Springfield R.M.	454,133	423,125	7.3	432,555	410,924	5.3
Tache R.M.	-	-	n/a	-	344,975	n/a
West St. Paul R.M.	-	-	n/a	600,000	662,500	-9.4
First Nations	-	-	n/a	-	-	n/a
Winnipeg CMA	450,699	437,967	2.9	427,772	441,199	-3.0

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Winnipeg

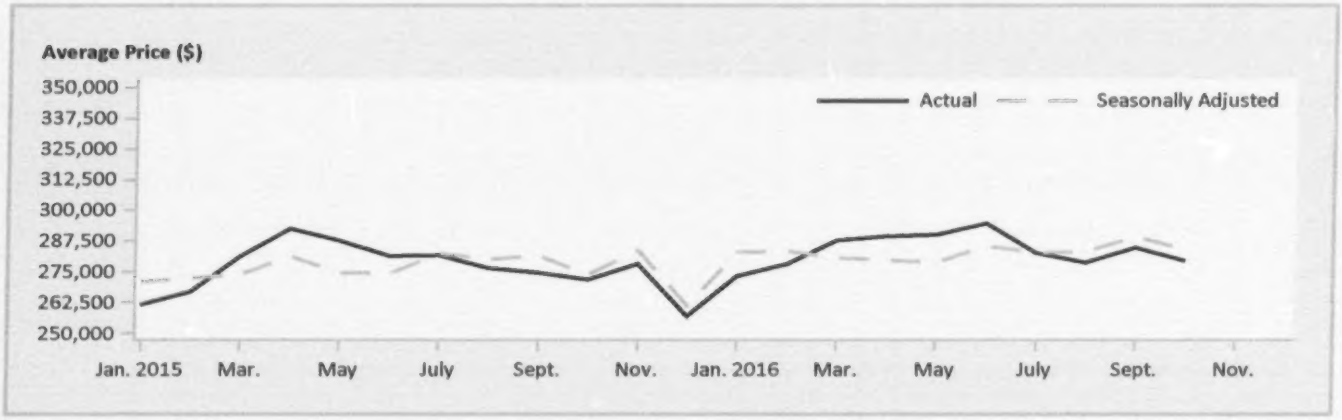


Figure 5.2: MLS® Residential Sales for Winnipeg

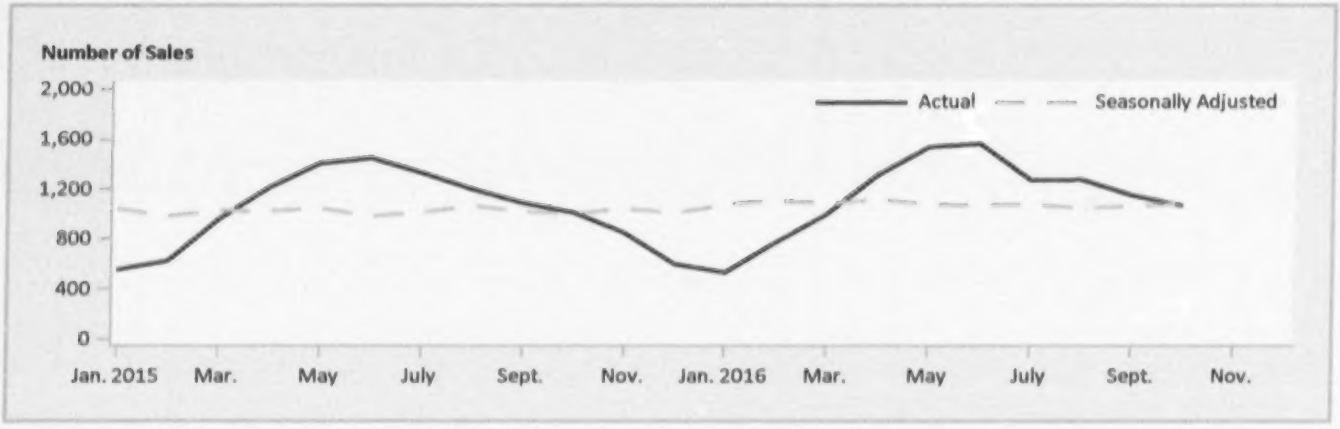
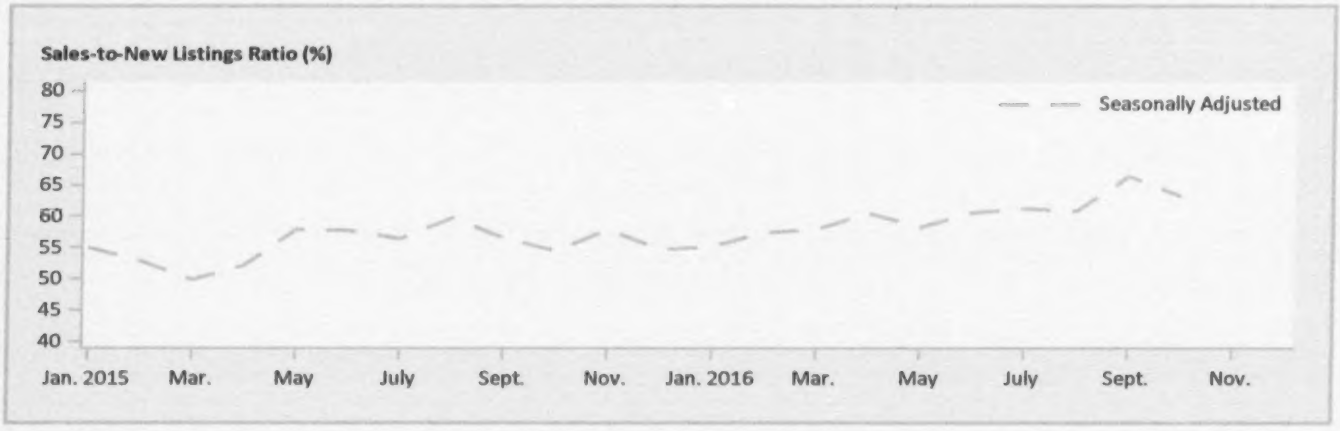


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Winnipeg



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
October 2016

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	138.1	124.2	417	6.0	68.5	824
	February	567	2.89	4.74	138.2	125.0	418	6.3	68.8	825
	March	567	2.89	4.74	138.7	126.5	421	6.3	69.1	828
	April	561	2.89	4.64	138.8	126.3	423	6.1	69.3	832
	May	561	2.89	4.64	138.9	126.6	426	6.1	69.6	835
	June	561	2.89	4.64	139.6	127.0	426	6.0	69.6	838
	July	561	2.89	4.64	139.6	126.8	425	6.0	69.3	841
	August	561	2.89	4.64	139.7	127.6	425	5.9	69.2	849
	September	561	2.89	4.64	139.9	127.2	427	5.6	69.1	860
	October	561	2.89	4.64	140.1	127.8	428	5.7	69.2	867
	November	561	3.14	4.64	140.2	127.4	426	5.8	69.0	870
	December	561	3.14	4.64	140.3	126.2	425	6.2	69.0	866
2016	January	561	3.14	4.64	140.5	126.7	423	6.3	68.7	864
	February	561	3.14	4.64	140.5	126.4	424	6.4	68.8	866
	March	561	3.14	4.64	140.9	127.6	425	6.3	68.9	866
	April	561	3.14	4.64	141.1	127.8	426	6.3	68.9	864
	May	561	3.14	4.64	141.4	128.6	426	6.2	68.7	861
	June	561	3.14	4.64	141.7	129.6	425	6.3	68.6	862
	July	567	3.14	4.74	141.9	128.8	426	6.4	68.6	863
	August	567	3.14	4.74	142.2	128.9	424	6.5	68.4	860
	September	561	3.14	4.64	142.6	128.8	424	6.6	68.3	856
	October	561	3.14	4.64		129.2	425	6.7	68.4	848
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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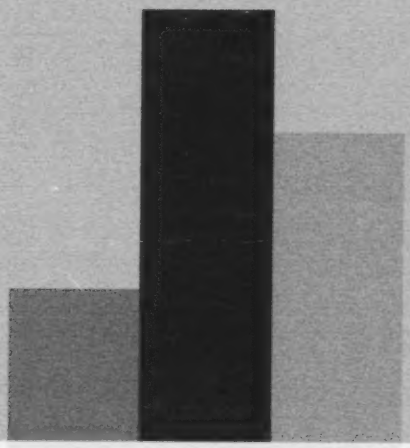

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